BLOCK 192 LOT 3
CITY OF FDNA BEACH

KENT BARBARA B
2009 SUNRISE DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0192-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

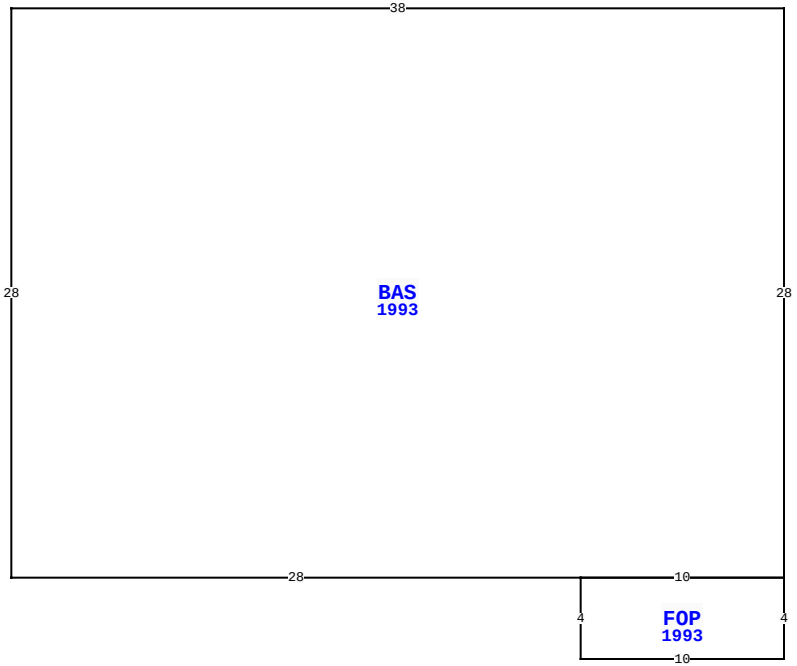
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2017.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1993	1,064	137,463
FOP	40	30	1993	12	1,550
TOTALS	1,104			1,076	139,013

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,076	146.2800	146.28	157,397	1971	2000	0	0	0	11.68	88.32

1 SINGLE FAM – 0% - 0 Heated Area: 1064 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

1320 S 5TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	139,013
TOTAL MARKET OB/XF VALUE	12,082
TOTAL LAND VALUE - MARKET	130,000
TOTAL MARKET VALUE	281,095
SOH/AGL Deduction	61,025
ASSESSED VALUE	220,070
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	220,070
TOTAL JUST VALUE	281,095
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	244,949

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2297/0011	8/02/2019	SW	Q	I	01	179,900
GRANTOR: RAYNEY DAY HOLDINGS L						
GRANTEE: KENT BARBARA B						
2236/1884	11/09/2018	WD	U	I	37	41,800
GRANTOR: LOVE JUSTIN T						
GRANTEE: RAYNEY DAY HOLDINGS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38 S28 E28 FOP=[YR=1993] S4 E10 N4W10$ E10 N28$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0510	GARAGE WD-	0	0	0	0	500.00	SF	70.00	70.00	100	1980	1980	3	20	7,000	
2	0811	CONCRETE B	0	0	82	10	820.00	SF	5.20	5.20	100	2019	2019	3	97	4,136	
3	0810	CONCRETE A	0	0	50	3	150.00	SF	6.50	6.50	100	2019	2019	3	97	946	

LAND DESCRIPTION

TOTAL OB/XF 12,082

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0		RSF-	2100.00	100.00	100.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	130,000							

REVIEW DATE 02/06/2020 BY DJ Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 07/30/2025 BY SYS